

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-12129 - APPLICANT/OWNER: EL CAPITAN MHP, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 17, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (4-3 vote on a motion for approval) which is tantamount to DENIAL.
Staff recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at 4901 East Bonanza Road from ML (Medium Low Density Residential) to H (High Density Residential). A companion rezoning (ZON-12127) and Site Development Plan Review (SDR-12128) will be considered concurrently.

Nevada Revised Statutes Chapter 118B.183 requires that the landlord of a mobile home park give notice in writing to each tenant within 5 days after he files his application for the change in land use with the local governing body. The landlord provided notice to the mobile home park tenants on February 9, 2006 and is in compliance with this requirement.

Nevada Revised Statutes Chapter 278.0232 requires that before a mobile home park is closed or converted to any other use, the person proposing the closure or conversion shall file with the appropriate planning commission or governing body a report containing information concerning the closure or conversion of the park. The report must address the availability of comparable parks in the area and the cost of relocating a mobile home to another park.

The applicant has submitted the required report. Staff has reviewed the report and determined that it addresses the specified issues. Copies of the report are available for review at the Planning Department and are also available at today's meeting.

EXECUTIVE SUMMARY

The proposed General Plan Amendment to H (High Density Residential) is required to accommodate the R-5 zoning district, which will allow the development of the proposed condominium complex. The condominium complex will be compatible with the existing commercial uses to the east and west.

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium Low density Residential land uses with a maximum density of 12 dwelling units per acre.

- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject properties were designated for Medium Low density Residential land uses with a maximum density of 12 dwelling units per acre.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 04/13/06 The Planning Commission recommended approval of a companion Rezoning (ZON-12127) and Site Development Plan Review (SDR-12128) concurrently with this application.
- 04/13/06 The Planning Commission voted 4-3 on a motion for approval which is not a supermajority and tantamount to DENIAL of (PC Agenda Item #14/ar).

DETAILS OF APPLICATION REQUEST

Site Area: 7.27 Acres

EXISTING LAND USE

Subject Property	Mobile Home Park
North	Right of Way (Bonanza Road)
South	Condominiums
East	Shopping Center
West	Mini-storage Facility

PLANNED LAND USE

Subject Property	ML (Medium Low Density Residential)
North	Right of Way (Bonanza Road)
South	M (Medium Density Residential)
East	SC (Service Commercial)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property R-MHP (Residential Mobile Home Park)
 North Right of Way (Bonanza Road)
 South R-3 (Medium Density Residential)
 East C-1 (Limited Commercial)
 West C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

<i>EXISTING GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>	<i>PROPOSED GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>
ML	up to 8.49 du/ac	H	25 + du/ac

The proposed General Plan Amendment will allow residential densities exceeding 25 units per acre.

DEFINITIONS

ML (Medium Low Density Residential) (up to 8.49 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

M (Medium Residential) (18.49 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

H (High Density Residential)(The density range allowed is anything greater than 25 dwelling units/gross acre) The High Density Residential category permits residential planned development and other urban residential developments.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

ROW (Right-of-Way) A ROW is a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

ANALYSIS

The subject parcel is currently developed with a mobile home park. The proposed General Plan Amendment from ML (Medium-Low Density Residential) to H (High Density Residential) is required to accommodate the R-5 zoning district, which will allow the development of the proposed condominium complex.

The site is located within the Neighborhood Revitalization Strategy Area of the 2020 Master Plan, which has policies encouraging infill development. Objective 2.1 of that Strategy Area is “To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage”. The redevelopment of this parcel with a quality multi-family product will be an enhancement to the area, as well as carry out the policy intentions of the Neighborhood Revitalization Strategy Area.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

This proposed General Plan Amendment to H (High Density Residential) category will allow the R-5 (Apartment) zoning designation on the subject site. This zoning district will be compatible with the existing commercial uses to the east and west which are zoned C-1.

In regard to “2”:

The proposed R-5 zoning district is compatible with the “H land use classification. The proposed project is planned for 47.87 dwelling units per acre which is consistent with the High Density Residential land use classification that allows densities exceeding 25 units per acre.

In regard to “3”:

Bonanza Road is designated as 100 foot wide Primary Arterial and is adequate to support a High Density land use designation for the subject site. The parcel is located in an area of the city where all utilities, fire, and police services are currently existing and available to the site.

In regard to “4”:

The subject area is located within the Neighborhood Revitalization Area of the Las Vegas 2020 Master Plan. An objective in this area is: “To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the City (Objective 2.6).” The reclassification of the subject property will enable this property to develop at a density that is compatible to existing adjacent development and further this objective of the Las Vegas 2020 Master Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on March 14, 2006 a neighborhood meeting sponsored by the applicant was held at the Las Vegas Senior Community Center located at 451 East Bonanza Road. Five people attended and had questions about what will happen to them when the mobile home park closes.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 257 by Planning Department

APPROVALS 0

PROTESTS 0